

16-511 DISTRICT "M-S" MOBILE HOME SUBDIVISION DISTRICT.

- 511.1 INTENT. The intent of this district is to provide low density mobile home development which would be compatible with the character of the surrounding neighborhood. Individuals can purchase lots for the placement of mobile homes.
- 511.2 PERMITTED USES: In District "M-S" no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:
- A. Single-family dwellings consisting of modular homes or mobile homes placed on a permanent foundation.
 - B. Churches or other similar places of worship.
 - C. Public parks and recreation areas.
 - D. Accessory buildings and uses incidental to those listed above.
- 511.3 EXCEPTIONS. None.
- 511.4 INTENSITY OF USE REGULATIONS.
- A. MINIMUM SUBDIVISION AREA:
 - 1. Mobile Home Subdivision, fifteen (15) acres.
 - 2. Mobile Lot Area, 6,000 square feet.
 - B. MINIMUM LOT WIDTH:
 - 1. Fifty (50) feet.
 - 2. Minimum lot area, 6,000 square feet.
- 511.5 HEIGHT REGULATIONS.
- A. MAXIMUM STRUCTURE HEIGHT: Thirty-five (35) feet.
- 511.6 YARD REGULATIONS:
- A. FRONT YARDS.
 - 1. The front yard shall be a minimum of 60' if the street right-of-way is 60'. When the street right-of-way is 50', or for lots fronting a cul-de-sac, the minimum front yard shall be 30'. On collector streets, the minimum front yard shall be 65 feet measured from the centerline of the street right-of-way; and on arterial streets, the minimum front yard shall be 85 feet measured from the centerline of the street.
 - B. SIDE YARDS: No side yard shall be less than nine feet (9'), except as provided for zero-lot line development.
- Buildings on corner lots shall provide a side yard on the street side of not less than fifteen feet (15").

- C. REAR YARDS: No rear yard shall be less than twenty (20) percent of the depth of the lot, or twenty-five (25) feet minimum.

511.7 USE LIMITATIONS.

- A. All lots must be platted in accordance with the subdivision regulations except as provided above in Section 511.4.
- B. All mobile homes must be attached to a permanent foundation which shall extend around the entire perimeter of the mobile home.
- C. All mobile homes shall be secured to the ground by the tie-downs and ground anchors in conformance with the requirements of the state statutes.
- D. Each lot shall be provided public water and sewer service in conformance with all City, County, and State requirements.

511.8 PARKING REGULATIONS. Two off-street parking spaces shall be provided for each single-family dwelling, at least one of which shall be in a garage or carport.

511.9 SIGN REGULATIONS. See Article 12.

511.10 LANDSCAPING. See Article 11.